



City of San Antonio

Legislation Details (With Text)

File #: 15-1953
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/17/2015
Title: ZONING CASE # Z2015069 (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on a 2.837 acre tract of land out of NCB 15688. 4512 and 4516 Stahl Road. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-069_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:
Zoning Case Z2015069

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 17, 2015

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Luis Moreno & Martin Ognoskie

Applicant: Michele Debs

Representative: Michele Debs

Location: 4512 and 4516 Stahl Road

Legal Description: A 2.837 acre tract of land out of NCB 15688

Total Acreage: 2.837

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Plan

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed by the City of San Antonio in 1972. The original zoning designation was "Temporary R-1". A 1984 zoning case rezoned a portion of the property to "R-3". Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "MF-33" Multi-Family District. The other portion of the property was also originally zoned "Temporary R-1." Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North, Northwest, Northeast

Current Base Zoning: C-2, C-3 R

Current Land Uses: Vacant

Direction: South, Southwest, Southeast

Current Base Zoning: MF-33, C-2

Current Land Uses: Vacant

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Stahl Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Higgins Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: VIA bus stop is located approximately three blocks south on Higgins Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed

development does not exceed the threshold requirements.

Parking Information:

Athletic Fields

Minimum requirement: 1 space per 6 seats, or 1 space per 30 square feet of GFA if no permanent seats

Maximum allowance: 1 space per 4 seats, or 1 space per 50 square feet of GFA if no permanent seats

Recreational Facility

Minimum requirement: 1.5 spaces per 1,000 square feet of GFA

Maximum allowance: 10 spaces per 1,000 square feet of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the residential zoning. Staff recommends an alternative zoning designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial of the “C-3 NA” and recommends an alternative zoning of “C-2 CD” with a Conditional Use for an athletic field and a Conditional Use for meeting facilities.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The current zoning is consistent with the Medium Density Residential Land Use Category. Medium residential uses include single-family residences as well as some multi-family residential uses. The proposed zoning request of "C-3 NA" Commercial Nonalcoholic Sales District is not consistent with the existing land use category. The applicant also requested a Plan Amendment for Regional Commercial which is also not consistent with existing land uses. On March 11, the applicant amended Plan Amendment 15013 to the Mixed Use Land Use Category. Staff and the Planning Commission recommended approval of the amended request. The Mixed Use Land Use Category provides consistency with the adjacent land uses to the north and supports the goals of the San Antonio International Airport Vicinity Plan, and allows for development that is compatible with the existing Medium Density Residential classification in the area.

2. Adverse Impacts on Neighboring Lands:

Staff has found likely adverse impacts on neighboring lands in relation to this zoning change request. The proposal to rezone to “C-3 NA” is inconsistent with the established development pattern of the surrounding area. Staff, therefore, recommends an alternative zoning designation of “C-2 CD” with a Conditional Use for an athletic field and a Conditional Use for meeting facilities.

3. Suitability as Presently Zoned:

Although the zoning of “R-6” and “MF-33” are suitable for the property, the majority of the adjacent properties are zoned “C-2”.

4. Health, Safety and Welfare:

Staff has found no indication of other likely adverse effects on the public health, safety, or welfare other than those described above.

5. Public Policy:

The current request which would require a plan amendment change to the Regional Commercial Land Use Category is contrary to the public policy of developing the area of the subject property as Mixed Use or Medium Density Residential. The alternative staff recommendation of amending the plan to Mixed Use is in alignment with established public policy because it is compatible with the Medium Density Residential land uses which currently exist in the area.

6. Size of Tract:

The 2.837 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.